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PROJECT NARRATIVE

RWC BUILDING PRODUCTS

RWC Building Products was started in 1958 in Phoenix. They are a wholesaler providing residential and commercial roofing, stucco, flooring and hardscape materials to contractors, builders and homeowners. The main headquarters are located at W Grant St. in Phoenix, with thirteen locations in the Southwest in Arizona, California, Nevada and New Mexico.

This Application is to add another location in Mesa at 10630 E. Pecos Road. The Site is currently zoned L1 (light Industrial) and is also located within the AOA 3, Airfield Overlay District.

The proposed use is for a wholesale showroom/office and warehouse of 42,400 sf. with an additional covered canopy area of 15,000 sf. All loading/unloading operations are contained within a fenced yard with architectural CMU walls.

The building is proposed to be a pre-engineered steel structure with concrete tilt panels and a separate showroom for their Customers. The Showroom will be E.F.I.S. over framing with an entry canopy & plaza. Additionally, an employee/visitor area with a covered shade structure is provided adjacent to the showroom.

RESPONSE TO MCO Section 11-7-3(B)(5) of the MZO, Materials and Colors: Buildings and structures shall be constructed of durable, high-quality materials appropriate for the climate, such as brick, stone, integrally tinted and textured masonry block, precast concrete, wood, architectural metals, natural and synthetic stone, stucco and synthetic stucco, and glazing

The Building is a concrete tilt slab construction. The intent of the Zoning ordinance has been met thru the use of exposed aggregate accent panels & fluted form liners for the wainscot & cornice elements.

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